

**Broxtowe Borough Council
Part 2 Local Plan 2018 - 2028**

HEARING STATEMENT

Matter 5: Housing Size, Mix and Choice (Policy 15)

**Statement by Oxalis Planning
on behalf of Bloor Homes**

November 2018

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1.0 Background

1.1 Oxalis Planning Limited (Oxalis) acts on behalf of various clients within the Borough of Broxtowe. This includes Bloor Homes who has interest in land near to the HS2 Station at Toton and Westerman who has interests in land at Nuthall.

1.2 Oxalis represents clients on a complete range of sites from large scale strategic sites, to village extensions to small scale infill schemes throughout the East Midlands and nationwide. Oxalis is well placed to understand the complexity of delivering major housing schemes.

2.0 Questions

ISSUE: Whether the approach to the delivery of housing is justified, effective and consistent with national policy in the NPPF.

iii) Self-build / custom build

Q5. *Is the requirement for 5% of dwellings in schemes over 20 units to form serviced plots for self-build or custom-build justified by the evidence? What level of demand is indicated by the Council's register? How has scheme viability been assessed?*

Objections are raised to bullet point 8 of Policy 15 which requires 5% of large sites to be delivered as self-build and/or custom-build homes. These larger sites tend to be delivered by large house builders. The requirement to allow self or custom built homes as part of these sites adds a layer of complexity to the delivery, the layout / design of the scheme, health and safety and site management issues. Bloor Homes are concerned about the implications for the management and delivery of these types of homes in conjunction with housing schemes that they will take forward in the Borough.

Paragraph 61 of the NPPF seeks to ensure a mix of housing types for different groups of people and encourages local authorities to cater for these within planning policies. The emerging Local Plan takes this a stage further by seeking to assign 5% of large sites for self/custom build purposes. This approach does not accord with national planning policy.

In order to deliver the requirement for self and custom built properties, Paragraph 8 of Policy 15 should be amended to encourage small-scale windfall sites for this purpose. This approach would safeguard the delivery of large-scale sites and would ensure that there would be no conflict in terms of design or delivery.

3.0 **Conclusions**

- 3.1 Paragraph 8 of Policy 15 does not accord with Paragraph 61 of the NPPF. It should be amended to support the provision of self and custom-built properties on small windfall sites. Reference to providing 5% on developments of more than 20 dwellings is unachievable and will only serve to delay and confuse delivery of other forms of housing.